

INFRASTRUCTURE/TRANSPORTATION

Route 1 Widening – In November 2011 the US Department of Defense awarded \$180 million to the Virginia Department of Transportation (VDOT) and Fairfax County to widen the 3.5-mile segment of Richmond Highway between Mount Vernon Memorial Highway (Route 235) and Telegraph Road from four to six lanes, with accommodations for transit, bicycle, and pedestrian access. This funding was granted as an effort to mitigate against the increased traffic resulting from the BRAC-related expansion of Fort Belvoir.

The Federal Highway Administration (FHWA) completed an Environmental Assessment (EA) of transportation alternatives for the project in May 2012, held a public hearing at Hayfield High School on June 5, 2012, and released its final alignment plan in September 2012. The final alignment calls for a bypass to the south of the Woodlawn Baptist Church and the current Woodlawn Stables. FHWA is now working with VDOT and Fairfax County to design the improvements. The project is scheduled for completion by 2016.

Mulligan Road/Jeff Todd Way – Mulligan Road is a four-lane connector road that will run from the intersection of Richmond Highway and Mount Vernon Memorial Highway (Route 235) and Telegraph Road. Grading on the segment between Pole Road and Telegraph Road is complete, and curbing and paving is under way. Ground clearing began in May 2012 for the segment of the road between Pole Road and Richmond Highway. The road is scheduled for completion in late 2013. In September 2012 the Fairfax County Board of Supervisors voted to name the segment of the road between Richmond Highway and Pole Road “Jeff Todd Way” in memory of the longtime business and community leader.

Transit Studies – The Fairfax County Department of Transportation (FCDOT) is preparing a Countywide Transit Network Study of 11 priority corridors throughout the county, including Richmond Highway. This study, which is being completed by Renaissance Planning Group, is examining the transit needs of the county major corridors through the year 2050, potentially including Bus Rapid Transit (BRT), light rail, and Metrorail extensions. FCDOT has established a project website at: <http://www.fairfaxcounty.gov/fcdot/2050transitstudy/> and has posted a great deal of background information there. An online survey has been completed and FCDOT held two public informational meetings on the planning process in July 2012. FCDOT expects to develop initial concepts by the end of 2012 and will make final recommendations in early 2013.

Meanwhile FCDOT has submitted an application to the Federal Transit Administration (FTA) to undertake an Alternatives Analysis (AA) to evaluate the feasibility of potential transit options in Richmond Highway corridor. If the grant is awarded FCDOT would then piggyback the AA onto the results of the network study.

HUNTINGTON/NORTH GATEWAY

VSE building – MRP Realty plans to tear down this 40-year old office building located immediately adjacent to the Huntington Metro on Huntington Avenue and replace it with a 390-unit, 4-6 story multifamily residential development, a 15-story, 260,000 square foot office/retail building, space and a 200-room hotel. The development plan was designed to comply with the comprehensive plan for the Transit Development Area. MRP submitted a rezoning application in October 2011. After a staff report recommending approval was issued the Planning Commission unanimously approved the rezoning in September 2012. The Board of Supervisors voted unanimously to approve the rezoning application on November 20, 2012. A subsequent request to reduce the parking requirement for the residential component to 1.3 spaces per unit was granted by the Board of Supervisors on December 5, 2012. MRP plans to proceed with a site plan application in early 2013.

Huntington and Biscayne Avenue – A&R Development is pursuing regulatory approvals for a 173-unit mixed-use redevelopment project at the corner of Huntington Avenue and Biscayne Drive, adjacent to the Huntington Metro station. After a long period of discussion, the Fairfax County Redevelopment and Housing Authority approved a change to the Huntington Conservation Plan at its June 2012 meeting and the Board of Supervisors approved the

amendment in September 2012. A&R is now actively working on a rezoning application and plans to submit it in the next few months.

Huntington Club Condominiums – The Huntington Club Condominium Association is seeking a Comprehensive Plan amendment to pave the way for the potential redevelopment of its site that fronts on both Huntington Avenue and North Kings Highway adjacent to the Huntington Metro station. The Association submitted a plan for a mixed-use development containing 1,200-1,800 housing units, 600,000-1 million square feet of office space, and 127,000 square feet of retail space. County staff completed its report in October 2012 and recommended adding the property to the Huntington Metro Transit Development Area and amending the Comprehensive Plan to allow densities up to 3.0 FAR, which would accommodate the nominee's plans. The Planning Commission will hear the matter on January 24, 2013, and Board of Supervisors vote is scheduled for February 26, 2013. If the plan amendment is granted Huntington Club intends to issue an RFP to find a developer to obtain a rezoning and execute the project.

Cityside Huntington Metro – The Carlyle Group is proposing the addition of a five-story, 145-unit infill apartment building on the site of the existing Cityside (formerly Belle Haven Towers) property. The development would replace a surface parking lot with an underground parking structure for the entire property, and the new building would be constructed on top of the parking deck. Carlyle presented its preliminary plans to the Mount Vernon Council in July 2012 and to the SFDC Board of Directors in September 2012, and plans to submit a rezoning application in the near future.

Sunoco Station – Sunoco is planning to reopen the shuttered gas station at 5928 Richmond Highway as a 6-pump gas station with a 3,000 SF convenience store. Sunoco submitted an application for a Special Exception permit for this development in July 2012. The Board of Supervisors is set to rule on the application in February 2013.

PENN DAW

Huntington Metro – Insight Property Group began demolition and site work in December 2012 on its 240-unit luxury apartment building on a 3.38-acre site at the corner of N. Kings Highway and School Street. The site was replanned as part of the comprehensive plan amendment for the Penn Daw area approved by the county in April 2012. Construction on this \$54 million development is expected to begin in early 2013 with completion planned for mid-2014.

Penn Daw Plaza – Combined Properties, the longtime owner of Penn Daw Plaza, has announced plans to demolish the 50-year old shopping center and replace it with a mixed-use development including 490 apartments and ground level retail. The proposed development is in line with the 2012 comprehensive plan amendment for the Penn Daw area. Combined plans to submit a rezoning application in early 2013.

Kings Crossing – Leasing has been completed for Phase II of Kings Crossing, which will include 20,000 SF of pad retail space. Several of the businesses, including Patient First Urgent Care, Jimmy John's, and Panda Express opened in December 2012. Remaining tenants Sarku Japan, Mazzio's Italian Eatery, and Nail Spa will be opening early in 2013. Developer JBG Rosenfeld has plans for a Phase III that call for a mixed-use development with multi-family housing and retail on an adjacent site.

The Grande at Huntington – A partnership has been formed between local developer Capital Investment Advisors and the current property owner to redevelop the Adler Shopping Center at 6220 Richmond Highway. The development team has created preliminary plans for The Grande at Huntington, a 360-unit mid-rise residential development with 30,000 SF of ground level retail. The Fairfax County Board of Supervisors approved a revised Comprehensive Plan amendment for this development in December 2012 and is set to vote on an accompanying rezoning application in March 2013.

BEACON/GROVETON

Fairfield Inn & Suites – Hersha Group, a Pennsylvania-based hotel developer and operator has finalized a site plan to demolish the Fairview Motel at 6417 Richmond Highway and replace it with a 108 room Fairfield Inn & Suites. Hersha expects to begin work on the site in early 2013.

The Beacon of Groveton – Phase I of this mixed-use development, which consists of 290 upscale apartments and 10,000 SF of ground-level retail, opened in September 2012, and 65 apartment tenants have moved in as of November 1, 2012. All amenity areas are now complete, and management has begun running the commuter shuttle to and from the Huntington Metro. Construction of Phase I should be fully complete by early 2013. Retail spaces are being actively marketed and will be ready for occupancy by the early 2013. Phase II will include additional retail and a 50,000 SF office building, but no start date has been announced.

North Hill Site – The Fairfax County Redevelopment and Housing Authority (FCRHA) owns a vacant 33-acre parcel on the east side of Richmond Highway near the intersection with Lockheed Boulevard. The site has long been planned for use as a 67-unit manufactured housing development and a county park, but FCRHA has not proceeded for a variety of reasons. In January 2012 Fairfax County received an unsolicited proposal from developer AHP Virginia, LLC, to develop the North Hill site as a multi-use development containing a mixed-use component along Richmond Highway, a 204-unit multifamily apartment complex, and some parkland. Fairfax County has accepted AHP's bid for review and has put out a call for additional developer bids. No date has been given for any decisions.

HYBLA VALLEY

Costco – Costco is proceeding with its redevelopment of the former Mount Vernon Multiplex Cinema site at Richmond Highway and Ladson Lane. The multiplex building was demolished in April 2012, site work has been completed, and construction is set to begin in December 2012. The store is planned for a May 2013 opening. Costco estimates that the \$24 million project will bring 250 jobs to the area.

Fordson Place – The development team of Merchants National Properties and Marx Realty has obtained approval to build a 11,880 square foot retail center on the east side of Richmond Highway between Fordson Road and Boswell Avenue, directly across from Mount Vernon Plaza. The developer submitted a site plan application to Fairfax County in October 2012 and gained approval in December 2012. Construction is expected to begin in early 2013, but no tenants have been identified as of yet.

Inova Mount Vernon Hospital – The hospital broke ground in April 2012 on a \$43.6 million expansion of its Mount Vernon campus. The 65,000 SF addition will include a new patient tower, two new operating rooms, and space for future growth and infrastructure upgrades. Medical surgery, orthopedics, joint replacement and rehabilitation services will be specifically enhanced. In addition, an announcement was made by the hospital in December 2012 that it intends to build another 21,000 SF addition to the emergency room. Construction on the ER addition is not planned to commence until 2014.

SOUTH COUNTY

Mount Vernon Gateway at Buckman Road – Landmark Atlantic Holdings has been working to assemble 17 acres of land along Richmond Highway between Buckman Road and Janna Lee Avenue that is mostly comprised of poorly maintained, older residential and retail structures. In April 2012 Landmark Atlantic obtained approval from the Fairfax County Board of Supervisors to amend the Comprehensive Plan to remove commercial uses from its plans and permit about 500 residences, including 350 multi-family units and 150 townhouses. A rezoning application is expected soon.

WOODLAWN

Candlewood Suites – Baywood Hotels has completed a 57-room Candlewood Suites hotel at 8847 Richmond Highway and it opened for business in July 2012. This property marks the fourth new hotel to open on Richmond Highway since 2010 and is the first extended stay property in the corridor. A grand opening event was held on September 19, 2012, and the hotel is reporting very strong performance in its first few months.

Towne Place Suites – Baywood Hotels has acquired a property at the corner of Richmond Highway and Woodlawn Court, adjacent to the Woodlawn Shopping Center, with plans to develop a 92-room Towne Place Suites by Marriott, an extended stay property. Baywood submitted an application to rezone the property to allow the project to proceed, and the rezoning was approved by the Fairfax County Board of Supervisors in July 2012. Baywood's Site Plan application was approved in November 2012 and the project will be proceeding in 2013.

FORT BELVOIR AREA

Accotink Village – A development partnership including The Bainbridge Companies and Eastwood Properties has submitted a rezoning application for a mixed-use revitalization project on a 6.6-acre piece of historic Accotink Village, located along Richmond Highway between Fairfax County Parkway and Fort Belvoir's Tulley Gate. The application calls for 283 housing units and 24,000 square feet of retail space. The county recently approved a comprehensive plan amendment this area that calls for walkable, mixed-use developments for ground floor retail with housing above. County staff recommended approval for the application, and the Planning Commission recommended approval in November 2012. The Board of Supervisors is set to vote on the rezoning on January 8, 2013.

Fort Belvoir Expansion – The BRAC-related expansion of Fort Belvoir is complete and the new Fort Belvoir Community Hospital is up and running. There are now more than 26,000 employees working on post, eclipsing the Pentagon as the military's largest employment site in the DC area. The Army is now working on upgrading its on-site lodging facilities, and has entered into a contract with InterContinental Hospitality Group (IHG) to renovate one building as a Holiday Inn Express and to demolish other structures and build a new Staybridge Suites on post. The Army is also proceeding with plans for the National Museum of the U.S. Army, that is planned to open in 2015 near the Kingman Gate.